

NEW YORK

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In **New York**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,394**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$7,979** monthly or **\$95,749** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$46.03
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEW YORK:

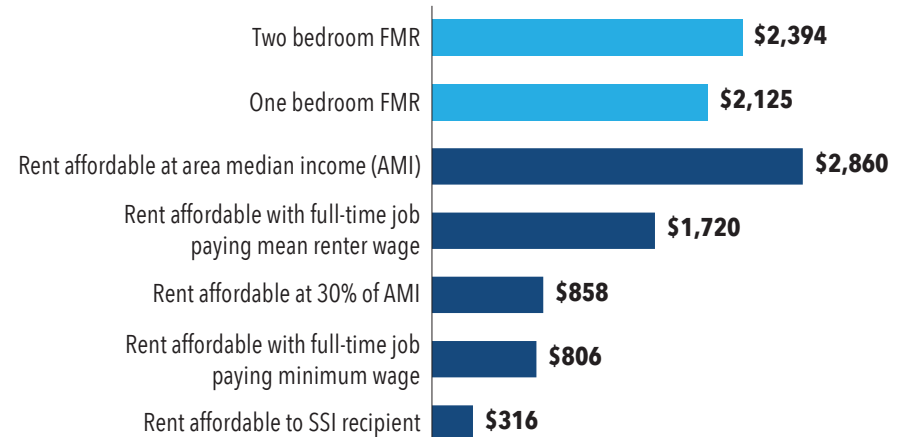
STATE FACTS	
Minimum Wage	\$15.50
Average Renter Wage	\$33.09
2-Bedroom Housing Wage	\$46.03
Number of Renter Households	3,504,163
Percent Renters	46%

MOST EXPENSIVE AREAS	HOUSING WAGE
New York HMFA	\$53.46
Westchester County Statutory Exception Area	\$53.46
Nassau-Suffolk HMFA	\$49.73
Poughkeepsie-Newburgh-Middletown MSA	\$36.67
Kingston MSA	\$34.60

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

119 Work Hours Per Week At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	105 Work Hours Per Week At Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)
3 Number of Full-Time Jobs At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	2.6 Number of Full-Time Jobs At Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)



New York	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New York	\$46.03	\$2,394	\$95,749	3.0	\$114,419	\$2,860	\$34,326	\$858	3,504,163	46%	\$33.09	\$1,720	1.4
Combined Nonmetro Areas	\$20.44	\$1,063	\$42,525	1.3	\$90,222	\$2,256	\$27,067	\$677	150,423	27%	\$14.90	\$775	1.4
<u>Metropolitan Areas</u>													
Albany-Schenectady-Troy MSA	\$28.60	\$1,487	\$59,480	1.8	\$116,100	\$2,903	\$34,830	\$871	135,785	36%	\$21.65	\$1,126	1.3
Binghamton MSA	\$22.85	\$1,188	\$47,520	1.5	\$94,500	\$2,363	\$28,350	\$709	33,374	33%	\$16.08	\$836	1.4
Buffalo-Cheektowaga-Niagara Falls MSA	\$22.62	\$1,176	\$47,040	1.5	\$101,000	\$2,525	\$30,300	\$758	167,815	34%	\$16.90	\$879	1.3
Elmira MSA	\$24.67	\$1,283	\$51,320	1.6	\$81,900	\$2,048	\$24,570	\$614	10,532	30%	\$15.48	\$805	1.6
Glens Falls MSA	\$26.00	\$1,352	\$54,080	1.7	\$100,000	\$2,500	\$30,000	\$750	14,257	26%	\$16.45	\$856	1.6
Ithaca MSA	\$32.73	\$1,702	\$68,080	2.1	\$122,100	\$3,053	\$36,630	\$916	19,978	46%	\$20.45	\$1,063	1.6
Kingston MSA	\$34.60	\$1,799	\$71,960	2.2	\$119,800	\$2,995	\$35,940	\$899	21,942	30%	\$14.57	\$758	2.4
Nassau-Suffolk HMFA	\$49.73	\$2,586	\$103,440	3.2	\$164,900	\$4,123	\$49,470	\$1,237	175,060	18%	\$19.36	\$1,007	2.6
New York HMFA	\$53.46	\$2,780	\$111,200	3.4	\$103,769	\$2,594	\$31,131	\$778	2,265,633	66%	\$46.66	\$2,426	1.1
Poughkeepsie-Newburgh-Middletown MSA	\$36.67	\$1,907	\$76,280	2.4	\$123,000	\$3,075	\$36,900	\$923	79,252	31%	\$17.39	\$904	2.1
Rochester HMFA	\$27.44	\$1,427	\$57,080	1.8	\$103,900	\$2,598	\$31,170	\$779	145,370	33%	\$17.90	\$931	1.5
Syracuse MSA	\$25.40	\$1,321	\$52,840	1.6	\$104,100	\$2,603	\$31,230	\$781	84,761	32%	\$16.69	\$868	1.5
Utica-Rome MSA	\$22.29	\$1,159	\$46,360	1.4	\$89,000	\$2,225	\$26,700	\$668	36,525	30%	\$14.68	\$764	1.5
Watertown-Fort Drum MSA	\$24.65	\$1,282	\$51,280	1.6	\$83,400	\$2,085	\$25,020	\$626	21,423	46%	\$18.65	\$970	1.3
Westchester County Statutory Exception Area	\$53.46	\$2,780	\$111,200	3.4	\$170,000	\$4,250	\$51,000	\$1,275	139,962	38%	\$26.02	\$1,353	2.1
Yates County HMFA	\$21.35	\$1,110	\$44,400	1.4	\$88,800	\$2,220	\$26,640	\$666	2,071	23%	\$12.40	\$645	1.7
<u>Counties</u>													
Albany County	\$28.60	\$1,487	\$59,480	1.8	\$116,100	\$2,903	\$34,830	\$871	57,443	43%	\$23.13	\$1,203	1.2

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2025 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

New York	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Allegany County	\$17.94	\$933	\$37,320	1.2	\$86,400	\$2,160	\$25,920	\$648	3,359	20%	\$11.73	\$610	1.5
Bronx County	\$53.46	\$2,780	\$111,200	3.2	\$103,000	\$2,575	\$30,900	\$773	422,628	80%	\$25.97	\$1,351	2.1
Broome County	\$22.85	\$1,188	\$47,520	1.5	\$94,500	\$2,363	\$28,350	\$709	28,971	35%	\$15.71	\$817	1.5
Cattaraugus County	\$18.33	\$953	\$38,120	1.2	\$77,200	\$1,930	\$23,160	\$579	8,090	25%	\$13.46	\$700	1.4
Cayuga County	\$20.50	\$1,066	\$42,640	1.3	\$83,500	\$2,088	\$25,050	\$626	8,801	28%	\$14.42	\$750	1.4
Chautauqua County	\$17.94	\$933	\$37,320	1.2	\$82,700	\$2,068	\$24,810	\$620	16,582	31%	\$13.46	\$700	1.3
Chemung County	\$24.67	\$1,283	\$51,320	1.6	\$81,900	\$2,048	\$24,570	\$614	10,532	30%	\$15.48	\$805	1.6
Chenango County	\$18.04	\$938	\$37,520	1.2	\$83,100	\$2,078	\$24,930	\$623	4,688	24%	\$16.81	\$874	1.1
Clinton County	\$23.08	\$1,200	\$48,000	1.5	\$94,300	\$2,358	\$28,290	\$707	10,365	31%	\$14.35	\$746	1.6
Columbia County	\$25.90	\$1,347	\$53,880	1.7	\$113,100	\$2,828	\$33,930	\$848	6,430	25%	\$13.76	\$715	1.9
Cortland County	\$21.50	\$1,118	\$44,720	1.4	\$92,200	\$2,305	\$27,660	\$692	6,308	34%	\$15.85	\$824	1.4
Delaware County	\$17.98	\$935	\$37,400	1.2	\$82,600	\$2,065	\$24,780	\$620	4,417	23%	\$16.11	\$838	1.1
Dutchess County	\$36.67	\$1,907	\$76,280	2.4	\$123,000	\$3,075	\$36,900	\$923	35,900	31%	\$19.50	\$1,014	1.9
Erie County	\$22.62	\$1,176	\$47,040	1.5	\$101,000	\$2,525	\$30,300	\$758	141,192	35%	\$17.50	\$910	1.3
Essex County	\$20.87	\$1,085	\$43,400	1.3	\$91,900	\$2,298	\$27,570	\$689	3,519	22%	\$12.14	\$631	1.7
Franklin County	\$18.90	\$983	\$39,320	1.2	\$82,100	\$2,053	\$24,630	\$616	5,542	29%	\$14.68	\$763	1.3
Fulton County	\$20.19	\$1,050	\$42,000	1.3	\$79,100	\$1,978	\$23,730	\$593	6,962	31%	\$15.94	\$829	1.3
Genesee County	\$20.90	\$1,087	\$43,480	1.3	\$96,900	\$2,423	\$29,070	\$727	6,388	26%	\$13.59	\$706	1.5
Greene County	\$24.12	\$1,254	\$50,160	1.6	\$104,300	\$2,608	\$31,290	\$782	4,081	22%	\$13.89	\$722	1.7
Hamilton County	\$25.56	\$1,329	\$53,160	1.6	\$94,300	\$2,358	\$28,290	\$707	370	18%	\$12.47	\$648	2.1
Herkimer County	\$22.29	\$1,159	\$46,360	1.4	\$89,000	\$2,225	\$26,700	\$668	6,130	24%	\$12.57	\$653	1.8
Jefferson County	\$24.65	\$1,282	\$51,280	1.6	\$83,400	\$2,085	\$25,020	\$626	21,423	46%	\$18.65	\$970	1.3
Kings County	\$53.46	\$2,780	\$111,200	3.2	\$103,000	\$2,575	\$30,900	\$773	709,570	70%	\$22.27	\$1,158	2.4
Lewis County	\$18.44	\$959	\$38,360	1.2	\$84,400	\$2,110	\$25,320	\$633	2,146	20%	\$15.50	\$806	1.2
Livingston County	\$27.44	\$1,427	\$57,080	1.8	\$103,900	\$2,598	\$31,170	\$779	5,570	23%	\$12.32	\$641	2.2
Madison County	\$25.40	\$1,321	\$52,840	1.6	\$104,100	\$2,603	\$31,230	\$781	5,516	22%	\$13.11	\$682	1.9

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New York	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Monroe County	\$27.44	\$1,427	\$57,080	1.8	\$103,900	\$2,598	\$31,170	\$779	115,474	36%	\$18.24	\$948	1.5
Montgomery County	\$19.73	\$1,026	\$41,040	1.3	\$92,900	\$2,323	\$27,870	\$697	5,898	31%	\$14.77	\$768	1.3
Nassau County	\$49.73	\$2,586	\$103,440	3.0	\$164,900	\$4,123	\$49,470	\$1,237	82,411	18%	\$19.05	\$991	2.6
New York County	\$53.46	\$2,780	\$111,200	3.2	\$103,000	\$2,575	\$30,900	\$773	583,733	75%	\$66.62	\$3,464	0.8
Niagara County	\$22.62	\$1,176	\$47,040	1.5	\$101,000	\$2,525	\$30,300	\$758	26,623	29%	\$12.65	\$658	1.8
Oneida County	\$22.29	\$1,159	\$46,360	1.4	\$89,000	\$2,225	\$26,700	\$668	30,395	32%	\$15.00	\$780	1.5
Onondaga County	\$25.40	\$1,321	\$52,840	1.6	\$104,100	\$2,603	\$31,230	\$781	66,950	34%	\$17.02	\$885	1.5
Ontario County	\$27.44	\$1,427	\$57,080	1.8	\$103,900	\$2,598	\$31,170	\$779	12,966	27%	\$19.56	\$1,017	1.4
Orange County	\$36.67	\$1,907	\$76,280	2.4	\$123,000	\$3,075	\$36,900	\$923	43,352	32%	\$15.88	\$826	2.3
Orleans County	\$27.44	\$1,427	\$57,080	1.8	\$103,900	\$2,598	\$31,170	\$779	3,669	23%	\$15.39	\$800	1.8
Oswego County	\$25.40	\$1,321	\$52,840	1.6	\$104,100	\$2,603	\$31,230	\$781	12,295	26%	\$16.35	\$850	1.6
Otsego County	\$22.77	\$1,184	\$47,360	1.5	\$91,200	\$2,280	\$27,360	\$684	5,801	26%	\$18.66	\$970	1.2
Putnam County	\$53.46	\$2,780	\$111,200	3.4	\$103,000	\$2,575	\$30,900	\$773	5,949	17%	\$16.87	\$877	3.2
Queens County	\$53.46	\$2,780	\$111,200	3.2	\$103,000	\$2,575	\$30,900	\$773	456,452	55%	\$25.72	\$1,337	2.1
Rensselaer County	\$28.60	\$1,487	\$59,480	1.8	\$116,100	\$2,903	\$34,830	\$871	23,781	36%	\$20.97	\$1,091	1.4
Richmond County	\$53.46	\$2,780	\$111,200	3.2	\$103,000	\$2,575	\$30,900	\$773	54,513	32%	\$16.70	\$868	3.2
Rockland County	\$53.46	\$2,780	\$111,200	3.4	\$128,700	\$3,218	\$38,610	\$965	32,788	32%	\$15.64	\$814	3.4
St. Lawrence County	\$19.92	\$1,036	\$41,440	1.3	\$89,100	\$2,228	\$26,730	\$668	11,892	28%	\$11.96	\$622	1.7
Saratoga County	\$28.60	\$1,487	\$59,480	1.8	\$116,100	\$2,903	\$34,830	\$871	27,787	28%	\$20.53	\$1,067	1.4
Schenectady County	\$28.60	\$1,487	\$59,480	1.8	\$116,100	\$2,903	\$34,830	\$871	23,997	36%	\$19.73	\$1,026	1.4
Schoharie County	\$28.60	\$1,487	\$59,480	1.8	\$116,100	\$2,903	\$34,830	\$871	2,777	22%	\$14.17	\$737	2.0
Schuyler County	\$20.33	\$1,057	\$42,280	1.3	\$91,700	\$2,293	\$27,510	\$688	1,625	22%	\$12.74	\$663	1.6
Seneca County	\$20.67	\$1,075	\$43,000	1.3	\$93,900	\$2,348	\$28,170	\$704	3,831	28%	\$16.14	\$839	1.3
Steuben County	\$19.48	\$1,013	\$40,520	1.3	\$91,300	\$2,283	\$27,390	\$685	10,302	26%	\$20.62	\$1,072	0.9
Suffolk County	\$49.73	\$2,586	\$103,440	3.0	\$164,900	\$4,123	\$49,470	\$1,237	92,649	18%	\$19.66	\$1,022	2.5
Sullivan County	\$23.52	\$1,223	\$48,920	1.5	\$105,700	\$2,643	\$31,710	\$793	9,281	31%	\$15.21	\$791	1.5

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	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Tioga County	\$22.85	\$1,188	\$47,520	1.5	\$94,500	\$2,363	\$28,350	\$709	4,403	22%	\$18.36	\$955	1.2
Tompkins County	\$32.73	\$1,702	\$68,080	2.1	\$122,100	\$3,053	\$36,630	\$916	19,978	46%	\$20.45	\$1,063	1.6
Ulster County	\$34.60	\$1,799	\$71,960	2.2	\$119,800	\$2,995	\$35,940	\$899	21,942	30%	\$14.57	\$758	2.4
Warren County	\$26.00	\$1,352	\$54,080	1.7	\$100,000	\$2,500	\$30,000	\$750	8,571	29%	\$16.53	\$860	1.6
Washington County	\$26.00	\$1,352	\$54,080	1.7	\$100,000	\$2,500	\$30,000	\$750	5,686	23%	\$16.21	\$843	1.6
Wayne County	\$27.44	\$1,427	\$57,080	1.8	\$103,900	\$2,598	\$31,170	\$779	7,691	20%	\$13.63	\$709	2.0
Westchester County	\$53.46	\$2,780	\$111,200	3.2	\$170,000	\$4,250	\$51,000	\$1,275	139,962	38%	\$26.02	\$1,353	2.1
Wyoming County	\$17.94	\$933	\$37,320	1.2	\$91,800	\$2,295	\$27,540	\$689	3,745	23%	\$14.35	\$746	1.3
Yates County	\$21.35	\$1,110	\$44,400	1.4	\$88,800	\$2,220	\$26,640	\$666	2,071	23%	\$12.40	\$645	1.7

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